

Fiona Kenmare

From: James Bainbridge <cllrjamesbainbridge@googlemail.com>
Sent: 24 April 2016 07:34
To: Fiona Kenmare; LPC
Subject: Consultation on Local Plan modifications.

Dear Local Plans

With regards to this last stage of consultation, I am wishing to raise two concerns that still remain about the Local Plan.

The first relates to the Becks and Sykes that run into the River Eden (School Syke, Gosling Syke and Brunstock Beck) at Rickerby.

With the level of development that has been permitted (such as Greymoor Hill, Windsor Way), both in and outside the current and previous plan, joined with schemes either in the pipeline (such as the discussions between ourselves and the Greymoor developer to sell them land in our ownership) or submitted as windfall applications (Brunstock) the impact on these water courses is missing from the Local Plan.

The study of the Local Plan since the flooding of last year has in my view concentrated on the the flood plain of the main rivers in Carlisle. In my view the impact of development on flooding from these Becks and Sykes also needs to be studied, particularly as rainfall intensity has increased. The flooding at Rickerby came from the Eden, but also from the Beck, which was not the case in the 2005 floods. What we do upstream of this point will have a direct impact on these residents. To ignore this in the Local Plan is a serious omission.

Secondly with regards to the site at Rickerby, the farm building itself did not flood but much of the road to the north, and the village to the south did flood. It is very likely that the site will be on flood maps as they are reviewed. The insurance of new builds built after 2010 is not included under the FloodRe scheme. Given this I can not see how such a build could be achieved on a practical scale because the insurance this development will attract will surely be too prohibitive to progress. If developers can not progress schemes because of this, how then can the plans included in the Local Plan be achievable? This issue may also be the case with the new houses given permission at Windsor Way, it is after all adjoining Gosling Syke. Has there been any reassessment that the mitigation proposed there is adaptable to the situation we find ourselves in post floods?

In conclusion, I have serious concerns that without further considerations in the LP given to water levels and flows in this area that are being affected by developments, the plan will not be fit for adoption. The modifications do not reflect fully the changed circumstances we find ourselves in.

With Regards

Cllr James Bainbridge
Stanwix Rural Ward